

CHAPTER 13

TWO-FAMILY RESIDENTIAL ZONE R-2

7-78

- 13-1. Purpose and Intent
- 13-2. Permitted Uses
- 13-3. Conditional Uses
- 13-4. Site Development Standards
- 13-5. Sign Regulations

13-1. Purpose and Intent.

The purpose of the R-2 Zone Classification is to accommodate a need for moderate density residential districts incorporating both single-family and two-family dwelling units.

13-2. Permitted Uses.

- 1. Accessory buildings and uses customarily incidental to any permitted use
 - 2. Agriculture
 - 3. Bachelor and/or bachelorette dwelling with 24 or less dwelling units
 - 4. Church, synagogue or similar permanent building used for regular religious worship
 - 5. Educational institution
 - 6. Golf course, except miniature golf course
 - 7. Greenhouse for private use only
 - 8. Group dwelling with 24 or less dwelling units in accordance with Chapter 23-22 of this Zoning Ordinance
 - 9. Home occupations - with no visiting clientele 96-35
 - 10. Household pets
 - 11. Parking lot accessory to uses permitted in this zone
 - 13. Public building, public park, recreation grounds and associated buildings
 - 15. Residential Facility for Handicapped Persons meeting the requirements of Chapter 23-26 of this Ordinance 17-87
 - 16. Residential Facility for Elderly Persons meeting the requirements of Chapter 23-28 of this Ordinance 12-91
 - 17. Single-family dwelling
 - 18. Temporary building for use incidental to construction work. Such building shall be removed upon the completion or abandonment of the construction work
 - 19. Two-family dwelling
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4-3. Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit as provided in Chapter 22C of this Zoning Ordinance.

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| 1. | Cemetery with customary incidental uses including, but not limited to mortuary, mausoleum, crematory, staff housing, service shops and chapel | |
| 2. | Educational/Institutional Identification Signs | 20-94, 30-94 |
| 3. | Home Occupations - with visiting clientele | 95-11, 96-35 |
| 4. | Planned Residential Unit Development, in accordance with Chapter 22D of this Zoning Ordinance | 3-72 |
| 5. | Private park, playground, or recreation area, but not including privately owned commercial amusement business | |
| 6. | Public Utility Substations | 96-42 |
| 7. | Water storage reservoir developed by a public agency and meeting requirements of Chapter 26 of this Zoning Ordinance | |
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13-4. Site Development Standards

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| 1. | Minimum Lot Area | |
| | a. One building dwelling | |
| | a. Single family | 6,000 square feet |
| | b. Two family | 9,000 square feet |
| | Or other main building | 23-78 |
| 2. | Minimum Lot Width | 60 feet |
| 3. | Minimum Yard Setbacks | |
| | a. Front | 25 feet, except average of existing dwellings where 50 percent frontage is developed, but not less than 20 feet |
| | b. Side | |
| | i. Main Building
(1) one building | Eight feet with total width of two required yards of not less than 18 ft. for single family dwelling or two-family dwelling, and 20 feet each side for other main building |
| | ii. Accessory Building | Eight ft. except 1 foot if located at least six ft. from rear of main bldg. but not closer than eight ft. to dwelling on adjacent lot |
| | c. Side facing street on
Corner lot | 20 feet, except average of existing buildings where 50% frontage is developed, but not less than 15 feet |
| | d. Rear | |
| | i. Main Building | 30 feet |
| | ii. Accessory Building | one foot, except eight feet where accessory bldg. rears on side yard of adjacent corner lot |

4.	Main Building Height	
	a.	Minimum
	b.	Maximum
	Accessory Building Height	
		One story
		35 feet
		25 feet, unless meeting requirements of
		Chapter 23-29, Large Accessory Buildings.
		2002-8

13-5 Sign Regulations.

The height, size and location of the following permitted signs shall be in accordance with the regulations set forth in Chapter 32 of this Zoning Ordinance:

1. Business Sign for legal nonconforming commercial and industrial uses
 2. Identification and Information
 3. Name Plate
 4. Property
 5. Service
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